

# **CLOVER VALLEY**

## **(MAP SHEET 6)**

### **1. CLOVER VALLEY HILLS 3A & 3B**

Owner: Coker-Ewing Co.  
2150 B Douglas Boulevard  
Roseville, CA 95678 Phone: (916) 783-3300

Zoning: RE-20 (Residential Single-family, 20,000 square foot minimum lot size)

Location: Rawhide Road, North of Clover Valley Hills #2 and the northern terminus of Rawhide.  
APN Bk. 30, Pages 21 & 24

File #: SD-81-03

Area: 43 acres

Proposal: 55 single-family units

Status: The project was approved by the City Council December 21, 1981. The Final Map was recorded in January 1986. The project is building out as individual custom homes.

### **2. CLOVER VALLEY WOODS**

Owner: Dominion Enterprises  
4240 Rocklin Road, Suite 10  
Rocklin, CA 95677 Phone: (916) 624-4504

Engineer: Land Development Services, Inc.  
4240 Rocklin Road, Suite 6  
Rocklin, CA 95677 Phone: (916) 624-1629

Zoning: RE-30 (Residential Single-family, 30,000 square foot minimum lot size)

Location: North of the terminus of Clover Valley Road and Clover Valley Hills.  
APN 030-240-056-095

File #: SD-87-15, SD-89-06

Area: 56.77 acres

Proposal: 38 single-family houses

Status: The Tentative Map was approved by City Council in October of 1988 and modified on August 8, 1989. The map has been recorded, and the subdivision is being built out with custom homes.

### **3. CLOVER VALLEY LAKES**

Owners: Rocklin 650 Ventures  
2277 Fair Oaks Boulevard  
Sacramento, CA 95825

Engineer: Spink Corporation  
2590 Venture Oaks Way  
Sacramento, CA 95833

Phone: (916) 925-5550

Proposal: An application to approve the following:

1. A General Development Plan Amendment to redesignate the following land use densities within the Clover Valley Lakes project,

<b>ACREAGE</b>	<b>APPROVED</b>	<b>PROPOSED</b>
6 ACRES	1 DU/ACRE	3 DU/ACRE
3 ACRES	2.5 DU/ACRE	OPEN AREA
3 ACRES	2.5 DU/ACRE	1 DU/ACRE
44 ACRES	2 DU/ACRE	2.5 DU/ACRE

2. A Tentative Subdivision Map to subdivide 622± acres into 47 large lots.
3. A Tentative Subdivision Map to subdivide the 45 large lots into 844 single-family residential lots.

The subject site was approved for development via a General Plan Amendment, Rezone, and General Development Plan in February 1997. The Clover Valley Lakes EIR (SCH #92122014) was certified and the property was annexed to the City of Rocklin in February of 1998. A Development Agreement was executed in January 1998. An Army Corps of Engineers Nationwide 26 permit was issued in March of 1999.

Location: The subject property is east and north of the Clover Valley Woods Subdivision east of the Whitney Oaks project and west of Sierra College Boulevard. APN's 030-010-003, 010, 021, 030-020-003, 030-030-001, 030-050-002, 030-060-058, 030-070-002, 023, 016, 017, 049.

File #: PDG-98-07, SD-98-05, SD-99-05

Area: 622 acres

Status: The General Plan and zoning for Clover Valley Lakes were approved by the City Council, and the EIR certified February 11, 1997. The City Council approved the annexation and Development Agreement on November 25, 1997. The land was officially annexed within the City limits of Rocklin on February 26, 1998.

The application for general development plan amendment PDG-98-07 and tentative subdivision maps SD-98-05 and SD-99-05 was received on June 30, 1998. The project is pending.

**4. ANDERSON SECOND UNIT**

Owner: Richard Anderson  
612 Bancroft Place  
San Ramon, CA 94583 Phone: (925) 463-4875

Applicant: JBS Construction  
317 Winged Foot  
Granite Bay, CA 95746 Phone: (916) 791-4884

Zoning: RE-30 NH

Location: 3641 Clover Valley Road.  
APN 030-240-083

File #: U-99-02

Area: 1.10 acres

Proposal: An application to approve a Conditional Use Permit to allow a secondary residential dwelling unit. The second unit would be entirely within the walls of a previously approved residence that is currently under construction and would not result in any exterior changes to the structure.

Status: The Planning Commission approved the project on April 6, 1999.

**5. ENGEL PARCEL MAP**

Owner: Tom Engel  
3030 Rawhide Road  
Rocklin, CA 95677

Applicant: Spannagel & Associates, Inc.  
C/o Ryan Kohagura  
3845 Atherton Road, Suite 7  
Rocklin, CA 95765 Phone: (916) 625-1618

Zoning: RE-20 (Residential Single-family 20,000 square-foot minimum lots)

Location: Clover Valley Unit 3B, Lot 48.  
3030 Rawhide Road  
APN 030-210-047

File #: DL-2001-04

Area: 1.215 acres

Proposal: The applicant is requesting approval of a Tentative Parcel Map to divide Lot 48 into two parcels approximately 26,465 square-feet each.

Status: The application was received on October 30, 2001. The City Council denied the Tentative Parcel Map at the May 28, 2002 Public Hearing.

**6. BALLOU SECOND UNIT**

Owner: John & Cindy Ballou  
3940 Clover Valley Road  
Rocklin, CA 95677

Phone: (916) 315-8593

Applicant: John Abram  
6465 Westlane, #3  
Stockton, CA 95210

Phone: (209) 956-6514

Zoning: RE-30NH

Location: 3940 Clover Valley Rd.  
APN 030-200-007

File #: U-2001-12

Proposal: An application to approve a conditional use permit to allow a secondary residential dwelling unit. The second unit would be a detached freestanding structure designed to look like the existing residence.

Status: The Planning Commission approved the project at the February 19, 2002 Public Hearing.